

**Planning Board Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: April 13, 2006 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Revised Agenda (04-12-06)

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING
Thursday, April 13, 2006 – 6:00 p.m.
City Hall, Third Floor - Aldermanic Chambers**

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

1. S-09-2006 Property located at 19 Stockholm Street, an application to subdivide property to create one (1) new single family building lot – Duval Survey, Inc. for Brian & Janet Smallman
2. S-15-2006 Property located at 45 Windsor Avenue, an application to subdivide property to create one (1) new single family building lot – Duval Survey, Inc., for Ingo Hartmann
3. S-16-2006 Property located at 76 Island Pond Road, and 38 & 46 Benjamin Street, an application to subdivide property by adjusting property lines, without creating a new lot – Holden Engineering & Surveying, Inc. for Mary P. Heath & Robert D. LeClair, Carmen Biron Rev. Trust of 2000, and Donna Marie & James M. Barton, III
4. SP-08-2006 Property located at 293 Abby Road, an application for site plan approval for the

construction of a 38,280 sq. ft. building to be used for office/warehouse and wholesale display – Opechee Construction Corp. for 293 Abby Road, LLC

5. SP-12-2006 Property located at 21 South Elm Street, an application for site plan approval for the construction of an eight (8) unit townhouse dwelling with on-site parking – Northpoint Engineering for Dream Homes of New England
6. SP-13-2006 Property located at 1207 Hanover Street, an application for site plan approval for the construction of a 19,568 sq. ft. building for warehouse/retail use, with loading and parking – Bedford Design Consultants, Inc.
CU-14-2006 Property located at 1207 Hanover Street, an application for a conditional use permit for occupancy with retail space in a multi-tenant building – John Urdi
7. PD-08-2006 Property located at 161 South Beech Street, an application to create a planned development, and for site plan approval for the construction of a four story, twenty-nine (29) unit apartment building, and conversion of a vacant church to retail sales/office space – Granite State Surveying, Inc. for Families in Transition
SP-10-2006
CU-11-2006 Property located at 161 South Beech Street, an application for a conditional use permit to provide less parking than required by the zoning ordinance for 29 apartment units, and retail/office space – Families in Transition
8. CU-07-2006 Property located at 276 Abby Road, an application for a conditional use permit for occupancy of 2nd floor space with professional offices (environmental engineers) – 276 Abby Road Realty, LLC
9. CU-10-2006 Property located at 76 Webster Street, an application for a conditional use permit to occupy 1st floor space with a financial office (Edward Jones Investment) – Gregory Timbas
10. ***SP-23-2002 Property located at 510 Harvey Road, an application for amendment to an approved site plan to add a storage shed to the developed site as shown on the site plan exhibit –Concord Engineering Group, PA, for SHEFDUN LLC***

II. LIMITED BUSINESS MEETING:

11. S-16-2006 Property located at 76 Island Pond Road, and 38 & 46 Benjamin Street, an application to subdivide property by adjusting property lines, without creating a new lot – Holden Engineering & Surveying, Inc. for Mary P. Heath & Robert D. LeClair, Carmen Biron Rev. Trust of 2000, and Donna Marie & James M. Barton, III
[Recommendation]

12. CU-07-2006 Property located at 276 Abby Road, an application for a conditional use permit for occupancy of 2nd floor space with professional offices (environmental engineers) – 276 Abby Road Realty, LLC
13. CU-10-2006 Property located at 76 Webster Street, an application for a conditional use permit to occupy 1st floor space with a financial office (Edward Jones Investment) – Gregory Timbas
14. SP-07-2006 Property located at 1571 S. Willow Street, an application for site plan approval for construction of a 6,000 sq. ft. retail building with parking – Appledore Engineering for McFarland Development, LLC
Public Hearing: March 09, 2006 [Recommendation]
15. Ratification of the telephone poll of Planning Board members regarding R. C. Lemire Enterprises, Inc. v. City of Manchester
16. Discussion of a request to the Planning Board for a release of funds for improvements to Jobin Drive to accomplish traffic calming improvements (See enclosed: Neighborhood Traffic Calming Report).
17. Any other business items from Staff or Board.